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2016 SEP 14 PM 12 06

BRENDA DESHIELDS  
CLERK AND RECORDER  
BENTON COUNTY, AR.

**COMMISSIONER'S SALE NOTICE**

NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Benton County, Arkansas, made and entered on July 13, 2016, in a certain cause (No. CV2016-176-6) then pending between FV-I, Inc. in trust for Morgan Stanley Mortgage Capital Holdings LLC, Plaintiff, and Phyllis Jean Cogdill, *et al.*, Defendants, the undersigned, as Commissioner of said Court, will offer for sale at public vendue to the highest bidder, at the Benton County Courthouse in which said Court is held, located in Bentonville, Arkansas, within the hours prescribed by law for judicial sales, on October 20, 2016 at 9:15 AM, the following-described real estate, situated in Benton County, Arkansas:

Tract I: Lot 5 in Block 2 David Musteen Addition to the City of Pea Ridge, Benton County, Arkansas.

Tract II: Part of Lot 6 of Block 2 of the Final Plat of David Musteen Addition to the City of Pea Ridge, Benton County, Arkansas, more precisely described as follows; starting at the Northwest corner of Lot 7 of Block 2 of said addition; thence South 89 degrees 50 minutes 48 seconds East 167.99 feet for the true point of beginning; thence South 89 degrees 50 minutes 48 seconds East 17.22 feet; thence South 25 degrees 10 minutes 33 seconds East 60.39 feet; thence South 11 degrees 16 minutes 29 seconds West 126.96 feet to a point on a curve to the right with a radius of 358.29 feet, a delta angle of 8 degrees 37 minutes 40 seconds and an arc length of 53.95 feet; thence North 10 degrees 43 minutes 20 seconds East 155.60 feet to the true point of beginning and being subject to any easements of record.

Also known as 117 Henry Little Circle, Pea Ridge, AR 72751

304496



TERMS OF SALE: On a credit of three months, provided the purchaser shall execute a commercial corporate surety bond as required by law and the order and decree of said Court in said cause, with approved security, bearing interest at the maximum legal rate per annum from date of sale until paid, and a lien being retained on the premises sold to secure the payment of the purchase money. The property will be sold subject to any and all property taxes due and payable.

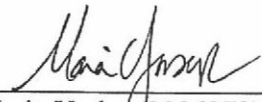
GIVEN under my hand this 14th day of September,  
2016.

/s/ Brenda DeShields  
Brenda DeShields  
Commissioner in Circuit



Prepared by:

WILSON & ASSOCIATES, P.L.L.C.  
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By:   
Maria Yoder (2006278)  
Attorneys for Plaintiff

FOR PUBLICATION PURPOSES ONLY in the \_\_\_\_\_:

FIRST AND ONLY  
PUBLICATION DATE: \_\_\_\_\_ (no less than 10 days before sale)